



PARK VILLAGE AUCTIONS

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**MMAMORWA PROPERTY DEVELOPMENT CC
(IN LIQUIDATION) MRN G736/2023**

PROPERTY PROSPECTUS

**UNIT 474 "SS THE WEST END"
137 9TH ROAD, ERAND GARDENS,
CARLSWALD/ MIDRAND**



MEASURING 49 SQUARE METERS

AUCTION:

**THURSDAY 28 FEBRUARY 2024 AT
11H00**



Auctioneer: Roy Lazarus / Clive Lazarus

**Unit Number 10, Ferndale Mews North,
Cnr Oak & Dover Road, Ferndale, Randburg, 2194
Tel: (011) 789-4375 Fax: (011) 789-4369**

CONTENTS

| | |
|------------------------------|-------|
| 1. Disclaimer | 2 |
| 2. Conditions of Sale | 3 |
| 3. Property Description..... | 4 |
| a. The Stand | |
| b. The Improvements | |
| c. Municipal Information | |
| 4. Attachments | 5 - 7 |

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CONDITIONS OF SALE

- Deposit:** 15% of the Purchase Price payable on the day of the auction
- Commission:** Buyer's commission of Five (5%) plus VAT payable on the day the auction
- Confirmation Period:** Fourteen (14) Business Days from date of signature
- Occupation:** Occupation is on the registration of transfer of the property into the Purchaser's name
- Risk, Control & Insurance:** The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser ***on the registration of transfer of the property into the Purchaser's name*** and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges.
- Transfer Duty / VAT:** Transfer Duty or VAT is Payable on the Purchase amount (NOT BOTH)

FOR MORE INFORMATION PLEASE CONTACT: Debbie 011 789 4375



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PROPERTY DESCRIPTION

DESCRIPTION

A one (1) bedroom, ground floor Sectional Title residential apartment unit located in a secure access controlled, security complex.

LOCALITY:

The subject apartment unit, corresponding to **Door Number 474** is located on **Block Number 22** of "**The West End**" Residential Complex situated on the corner of **9th Road and 11th Road, Erand Gardens, Midrand, Gauteng Province** at GPS co-ordinates;

-25.974118, 28.

The complex is situated just off New Road at the back of Builders Warehouse with the entrance to Complex opposite the Builders Warehouse Delivery entrance in 11th Road.

LAYOUT:

THE COMPLEX:

"**The West End**" Security Complex has been improved by various four storey residential apartment buildings of plastered and painted brick walling, fitted with aluminium framed glazing under pitched and tiled roofing structures, comprising approximately 360 Ground Floor and Upper-Level Sectional Title residential units

Access to the Complex is from 11th Road via a secured entrance and egress main gate with Security Office and a mobile linked intercom system. The Complex is bound by plastered and painted brick walling approximately 2.4 metres in height topped with electric fencing. Internal roads are brick paved with cement side curbing.

The subject unit is situated towards the back middle of the Complex located on the **Ground Floor** of **Block Number 22, Door Number 474**.

THE SUBJECT UNIT:

With access from the front of the driveway and parking area at the front of the building, the subject unit is comprised of an open plan kitchen and lounge, one (1) bedrooms and a bathroom with a glazed aluminium sliding door giving access to small patio.

PARKING:

Situated at the front of the buildings are steel framed under shade carports with the subject unit one (1) such parking bay corresponding to **Carport Number 474.**

PHYSICAL CONDITION:

The unit is in good physical condition with no apparent major structural defects, however, some repairs and general maintenance such as;

- Painting the interior of the unit including ceilings
- Cleaning or replacing carpets

ENTERTAINMENT / LEISURE FACILITIES:

Situated toward the front middle of the Complex is a clubhouse with communal gym, swimming pool and a children play area.

GARDEN:

The garden areas are lawned with established trees and flowerbeds currently being well maintained.

RATES AND TAXES:

| | |
|-------------------------|--------------------|
| Account Number: | 555268478 |
| Monthly Charges: | R 497.58 |
| Current Arrears: | R 10 578.47 |

BODY CORPORATE INFORMATION:

MANAGING AGENT:

The financial affairs of the Complex are managed by Whitfields.

| | |
|------------------|--|
| Contact Person: | Ms Chereen Collins |
| Contact Details: | Land Line: 010 824 5532 |
| E-mail: | cchereen@whitfields.co.za |

LEVIES:

| | |
|--------------------|-------------------|
| Basic Levy: | R 683.00 |
| CSOC Levy: | R 3.66 |
| Reserve Fund Levy: | R 38.00 |
| Sewer: | R 598.44 |
| Average Water: | <u>R 300.00</u> |
| Total Levy: | R 1 623.10 |

PHOTOGRAPHS



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